



THE
A-TEAM

**RE/MAX
FIRST**

51 KINGS HEIGHTS Drive, Airdrie T4A 0E6

MLS®#: **A2141486** Area: **Kings Heights** Listing Date: **06/21/24** List Price: **\$500,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **3,444 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,474**
 Low Sqft:
 Ttl Sqft: **1,474**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Landscaped,Level**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Misting System,Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`11"	Dining Room	Main	11`3" x 8`3"
Kitchen	Main	14`11" x 16`7"	Living Room	Main	13`0" x 14`0"
4pc Bathroom	Upper	4`10" x 8`5"	4pc Ensuite bath	Upper	5`6" x 12`0"
Bedroom	Upper	9`1" x 9`11"	Bedroom	Upper	9`3" x 11`6"
Bedroom - Primary	Upper	13`0" x 13`9"			

Legal/Tax/Financial

Condo Fee:
\$275

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0910740**

Remarks

Pub Rmks: **Hello, Gorgeous! Discover this exceptional 1475 SQFT, 3 bedroom home end unit townhouse nestled in the desirable community of Kings Heights in Airdrie! Step inside to experience an inviting open concept layout that seamlessly integrates the living room, kitchen, and dining area, flooded with natural light that enhances the spacious feel throughout. The kitchen is adorned with elegant granite countertops, stainless steel appliances, expansive island, complemented by a corner pantry and an additional pantry closet, ensuring ample storage for all your culinary needs. Upstairs, you'll find a serene primary bedroom featuring a walk-in closet, an ensuite with a tub shower combo, and large east-facing windows that greet the morning sun. Two additional bedrooms on this level provide flexibility for family or guests, with a main 4-piece bath conveniently nearby. Outside, the landscaped backyard offers a deck seating area, perfect for enjoying outdoor gatherings or quiet evenings. This home also boasts the largest lot in its row, ensuring plenty of space and privacy. Your double detached garage provides secure parking and extra storage. Located across from two schools, including the Airdrie Francophone school, this townhouse is ideal for families seeking educational convenience. The unfinished basement awaits your personal touch, offering endless possibilities for customization and additional living space. Don't miss out on the opportunity to call this meticulously maintained townhouse your new home. Schedule a showing today to fully appreciate all it has to offer!**

Inclusions: **None**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







